

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2604 PARAMOUNT AVENUE FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density (MF-3) district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district on the property described in Zoning Case No. C14-2007-0069, on file at the Neighborhood Zoning and Planning Department, as follows:

Lot A, Wortham Estates, in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 79, Page 263, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2604 Paramount Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The maximum height of a building or structure is 32 feet from ground level.

B. The following uses are prohibited uses of the Property:

Condominium residential

Retirement housing (small site)

Townhouse residential

Multifamily residential

Retirement housing (large site)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code.

